

016.0

0006

0010.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONTotal Card / Total Parcel  
740,500 / 740,500  
APPRAISED:  
740,500 / 740,500  
USE VALUE:  
740,500 / 740,500  
ASSESSED:  
740,500 / 740,500
**Patriot**  
Properties Inc.

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
42		MOTT ST, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: WENGER RICHARD-ETAL	
Owner 2: WENGER-WYSE SARA	
Owner 3:	

Street 1: 42 MOTT ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

## NARRATIVE DESCRIPTION

This parcel contains 6,059 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1941, having primarily Aluminum Exterior and 1482 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6059		Sq. Ft.	Site		0	80.	0.99	1									481,414						481,400	

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6059.000	259,100		481,400	740,500		11757
							GIS Ref
							GIS Ref
							Insp Date
							07/25/18

1 of 1  
CARDResidential  
ARLINGTON

APPRAISED:

Total Card / Total Parcel  
740,500 / 740,500

USE VALUE:

740,500 / 740,500

ASSESSED:

740,500 / 740,500

Entered Lot Size
Total Land:
Land Unit Type:
07/25/18
!1422!

## USER DEFINED

Prior Id # 1: 11757
Prior Id # 2:
Prior Id # 3:
12/10/20 17:01:23
mmcmakin
1422
ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	259,100	0	6,059.	481,400	740,500	740,500	Year End Roll	12/18/2019
2019	101	FV	217,100	0	6,059.	511,500	728,600	728,600	Year End Roll	1/3/2019
2018	101	FV	217,100	0	6,059.	373,100	590,200	590,200	Year End Roll	12/20/2017
2017	101	FV	217,100	0	6,059.	325,000	542,100	542,100	Year End Roll	1/3/2017
2016	101	FV	217,100	0	6,059.	276,800	493,900	493,900	Year End	1/4/2016
2015	101	FV	204,000	0	6,059.	270,800	474,800	474,800	Year End Roll	12/11/2014
2014	101	FV	204,000	0	6,059.	222,700	426,700	426,700	Year End Roll	12/16/2013
2013	101	FV	204,000	0	6,059.	211,800	415,800	415,800		12/13/2012

Parcel ID 016.0-0006-0010.0

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
AARON ARTHUR M/	23551-172		8/10/1993		208,000	No	No	Y	

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/28/2003	306	Manual	29,930					NEW DRIVEWAY, FRT

Date	Result	By	Name
7/25/2018	MEAS&NOTICE	PH	Patrick H
3/27/2009	Meas/Inspect	201	PATRIOT
3/27/2000	Inspected	264	PATRIOT
9/28/1999	Mailer Sent		
9/28/1999	Measured	267	PATRIOT
9/1/1991		PM	Peter M

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>																									
Type: 5	- Cape			Full Bath: 2	Rating: Average																																
Sty Ht: 1H	- 1 & 1/2 Sty			A Bath:	Rating:																																
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																																
Foundation: 1	- Concrete			A 3QBth:	Rating:																																
Frame: 1	- Wood			1/2 Bath:	Rating:																																
Prime Wall: 3	- Aluminum			A HBth:	Rating:																																
Sec Wall:				OthrFix:	Rating:																																
Roof Struct: 1	- Gable			<b>OTHER FEATURES</b>																																	
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Average			<table border="1"> <tr> <td>1st Res Grid</td> <td>Desc: Line 1</td> <td># Units: 1</td> </tr> <tr> <td>Level</td> <td>FY LR DR D K FR RR BR FB HB L O</td> <td></td> </tr> <tr> <td>Other</td> <td></td> <td></td> </tr> <tr> <td>Upper</td> <td></td> <td></td> </tr> <tr> <td>Lvl 2</td> <td></td> <td></td> </tr> <tr> <td>Lvl 1</td> <td></td> <td></td> </tr> <tr> <td>Lower</td> <td></td> <td></td> </tr> <tr> <td>Totals</td> <td>RMS: 7</td> <td>BRs: 4</td> <td>Baths: 2</td> <td>HB</td> </tr> </table>				1st Res Grid	Desc: Line 1	# Units: 1	Level	FY LR DR D K FR RR BR FB HB L O		Other			Upper			Lvl 2			Lvl 1			Lower			Totals	RMS: 7	BRs: 4	Baths: 2	HB
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Lvl 2																																					
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Lower																																					
Totals	RMS: 7	BRs: 4	Baths: 2	HB																																	
Color: WHITE				A Kits:	Rating:																																
View / Desir:				Fpl: 2	Rating: Average																																
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:																																
Grade: C	- Average			<b>CONDOS INFORMATION</b>																																	
Year Blt: 1941	Eff Yr Blt:			Location:																																	
Alt LUC:	Alt %:			Total Units:																																	
Jurisdct: G5	Fact: .			Floor:																																	
Const Mod:				% Own:																																	
Lump Sum Adj:				Name:																																	
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>																									
Avg Ht/FL: STD				Phys Cond: AG	- Avg-Good			26. %	Exterior:	No Unit	RMS	BRS	FL																								
Prim Int Wall: 1	- Drywall			Functional:				%	Interior:	1	7	4																									
Sec Int Wall:				Economic:				%	Additions:																												
Partition: T	- Typical			Special:				%	Kitchen:																												
Prim Floors: 3	- Hardwood			Override:				%	Baths:																												
Sec Floors:				Total:	26.4 %				Plumbing:																												
Bsmnt Flr: 12	- Concrete			<b>CALC SUMMARY</b>					Electric:																												
Subfloor:				<table border="1"> <tr> <td>Basic \$ / SQ:</td> <td>105.00</td> </tr> <tr> <td>Size Adj.:</td> <td>1.35000002</td> </tr> <tr> <td>Const Adj.:</td> <td>0.99989998</td> </tr> <tr> <td>Adj \$ / SQ:</td> <td>141.736</td> </tr> <tr> <td>Other Features:</td> <td>90000</td> </tr> <tr> <td>Grade Factor:</td> <td>1.00</td> </tr> <tr> <td>NBHD Inf:</td> <td>1.00000000</td> </tr> <tr> <td>NBHD Mod:</td> <td></td> </tr> <tr> <td>LUC Factor:</td> <td>1.00</td> </tr> <tr> <td>Adj Total:</td> <td>352039</td> </tr> <tr> <td>Depreciation:</td> <td>92938</td> </tr> <tr> <td>Depreciated Total:</td> <td>259100</td> </tr> </table>				Basic \$ / SQ:	105.00	Size Adj.:	1.35000002	Const Adj.:	0.99989998	Adj \$ / SQ:	141.736	Other Features:	90000	Grade Factor:	1.00	NBHD Inf:	1.00000000	NBHD Mod:		LUC Factor:	1.00	Adj Total:	352039	Depreciation:	92938	Depreciated Total:	259100		Totals	1	7	4	
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Bsmnt Gar:				<b>COMPARABLE SALES</b>					General:																												
Electric: 3	- Typical			Rate	Parcel ID	Typ	Date	Sale Price																													
Insulation: 2	- Typical																																				
Int vs Ext: S																																					
Heat Fuel: 2	- Gas																																				
Heat Type: 3	- Forced H/W																																				
# Heat Sys: 1																																					
% Heated: 100				% AC:																																	
Solar HW: NO				Central Vac: NO																																	
% Com Wall:				% Sprinkled:																																	
<b>MOBILE HOME</b>				Make:				Model:				Serial #:				Year:	Color:																				
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 016.0-0006-0010.0																																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																				
More: N Total Yard Items: Total Special Features: Total:																																					